Smart Growth Zoning in
“A Place Worth Caring About”
Workshop
January 16, 2008
Hosted by:
Sandwich Local Planning Committee (LPC)

Agenda:
Town/LPC Committee goals
Existing BL-2 District
Smart Growth Principles
Vision for the future
Local Planning Committee (LPC)

- BOS Appoint LPC, September 27, 2007
- Members Inclusive Partnership of Community Interests: Planning, Zoning, Water Quality Economic, Conservation, Environment, Recreation, Affordable Housing, Culture, Historic, Schools, Residence
- Task, Update Comprehensive Plan as Action Plan, Develop Management Tools
- Strategy: Community Develops Planning Goal and component initiatives that further goal
- Workshop goal; education and your involvement in setting goals and exploring concept of “Smart Growth Zoning”
Discussion of Smart Growth, Sandwich and the BI-2 District

- Qs for Development
  - Where to put it?
  - How should it be arranged?
  - How should it look?

Maintain Community Character

Linking Our Heritage to the Future
Visualize the Future

- Future Goal Characteristics
  - The Town and Developers want the goal to be predictable and provide certainty
  - Should include:
    - Protecting Environment
    - Improving Economy
    - Nurturing Community
Secrets of Successful Communities

• Vision of Future based on inventory and enhancement of assets
• Provide incentives such as TIF program, Zoning
• Develop Partnerships and new consensus
Municipal Role

• Guide Development Towards Desired Growth Model
  – Possibly Zoning, “Mixed Use Smart Growth” (C43D)
  – Assist in Infrastructure Development
  – Build Consensus and a Vision For Entire District
  – Support Existing and New Ventures
LCP Goal

DRAFT

• “The Town of Sandwich seeks to plan its future so that the historical character, cultural heritage and natural beauty of the Community can be sustained for future generations. This sustainable future will support the welfare and lifestyle of residents by preserving and enhancing the environment, providing education and housing and providing business opportunities through guided economic development.”
**Sandwich Update**

- **Property tax base**
  - Tax Rate $9.30, + $0.80 per thousand in Water District + 3%
  - CPA, One of the Highest on CC
  - Residential – 87% of total
  - Commercial – 5% of total
  - Mirant – 8% of total

- **Town Property (56 Acres) RFP process**
  - 2006 Development Proposal Accepted by Board of Selectmen, $6 million purchase price, Senior Center benefit
  - Update
    - Developer, Town, CCC working to finalize the development, “Smart growth” being considered
    - There is only an estimated 200 + acres for Commercial Development
Existing setting

- **BL-2:**
  - Triangle in South Sandwich

- **Ownership pattern**
  - Public/Privately owned

<table>
<thead>
<tr>
<th>BL2 Area</th>
<th>154 acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing today:</td>
<td>310,000 sf commercial</td>
</tr>
<tr>
<td>Uses</td>
<td>Supermarket, bank, hardware, shopping plazas, restaurants</td>
</tr>
<tr>
<td>37 Residential units</td>
<td></td>
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</tbody>
</table>

- Town owns almost 56 acres
- Water protection district
- Traffic congestion/multiple curb cuts
Existing Zoning

- Current zoning

<table>
<thead>
<tr>
<th>Min. Lot Size:</th>
<th>40,000 sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage:</td>
<td>150 feet</td>
</tr>
<tr>
<td>Setbacks (front)</td>
<td>30 feet</td>
</tr>
<tr>
<td>Setbacks (side and rear)</td>
<td>30 feet</td>
</tr>
<tr>
<td>Lot coverage:</td>
<td>60%</td>
</tr>
<tr>
<td>Max. Height:</td>
<td>35 feet</td>
</tr>
</tbody>
</table>

- Combined create a building envelope
- Traditional zoning forces separate uses/access
Existing Zoning - Buildout

• Buildout
  – Planning tool
  – Assumptions account for CCC req. and existing development
  – Mixed Use not feasible
  – Assumes no Chapter 40 B
  – Potential range under BL-2 (either/or):
    • 360K - 510K sf commercial (80% on two undeveloped lots)
    • 40-50 residential units

• Potential environmental impacts of this development
  – Water quality
  – Traffic
  – Additional curb cuts
Alternative vision

• Alternative to this pattern is smart growth
  – Improve character of area
  – Protect the environment
  – Provide housing
  – Reduce # of vehicle trips
  – Provide economic development

• Smart growth zoning would:
  – Provide guidance for remaining developable properties
  – Encourage re-investment
  – Provide opportunity for partnerships to provide infrastructure
Principles of Smart Growth

Linking Our Heritage to the Future
Cars clog our roads ...

...and pollute our air and water.
Habitat is fragmented by poor site design and “leapfrog” patterns of development.
Nutrients from septic systems “fertilize” our drinking water and coastal estuaries.
Using diminishing land resources for large lots and homes squanders opportunities for affordable housing.
Sprawl v. Smart Growth

**Definition: Sprawl**
- Growth scattered, dispersed, haphazard
- No centers, edges
- “Suburban” density, one-story boxes
- Land-consumptive, loss of open space
- Isolated uses, detached houses only
- Road-oriented, dominated by traffic
- Dangerous for pedestrians, bikes
- Lots of impervious surface, asphalt

**Definition: Smart Growth**
- Growth orderly, concentrated in centers
- “Edges” separate town from countryside
- High-density, single and multi-story
- Efficient use of developed land, open space
- Mixed uses, variety of housing choices
- Pedestrian-oriented, cars blend in
- Conducive to walking, biking, transit
- Trees, vegetation, natural buffers
Streetscapes

- 1 acre of paving creates 16 times the runoff of pervious surface.

- Trees increase commercial value and reduce utility bills, protect water resources, increase project acceptance, are heat absorbing, contribute to employee satisfaction, and make projects easier to permit.

- Narrow streetscapes which provide pedestrian and bicycle paths are safer and provide valued amenities (National Association of Realtors Study).
Smart Growth is a Successful Development Model

• Mixed use village center, $84 per hour spent versus $50 per hour in covered mall.

• Create a Physical Link to Past by Restoring Historic Buildings and connecting new Construction to Historic Architecture

  “a man who does not honor the memory of his fore fathers is himself not worthy of memory”, Daniel Webster

• Is what is being built today worth saving in the future

  “We shape our buildings and then our buildings shape us”, Winston Churchill

12/14/2006
Smart Growth Preference

- 78% shoppers prefer village center to strip malls
- 20% more “dividend” from village center than strip
- Village Centers beat strips in every economic measure
2004 Initiative

• Town developed draft bylaw
  – Grant from Barnstable County
  – Consultant did survey/analysis
  – Village bylaw for all commercial district

• 2004 Bylaw
  – Allowed mixed use
  – Provided design standards
  – Village-style zoning is different:

<table>
<thead>
<tr>
<th>Min. Lot Size:</th>
<th>5,000 sf</th>
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<tbody>
<tr>
<td>Frontage:</td>
<td>50 feet</td>
</tr>
<tr>
<td>Setbacks (front)</td>
<td>0” or “build-to” line</td>
</tr>
<tr>
<td>Setbacks (side and rear)</td>
<td>0’</td>
</tr>
<tr>
<td>Lot coverage:</td>
<td>60%</td>
</tr>
<tr>
<td>Max. Height:</td>
<td>35-47.5 feet (varies according to road width)</td>
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2008 initiative

- 2008 Initiatives:
  - Cape Cod Commission draft revised bylaw for BL-2
  - Survey results (please return tonight)
  - Incorporate:
    - LEED
    - LID
    - Design guidelines
    - Sustainable principles
  - Two more workshops on February
Audience participation

• Break into groups
  – 30 minutes
  – Each group has facilitator/maps/pens
  – Elect a scribe/reporter
  – “Dream” - brainstorm ideas for improvement (one person at a time)
  – Record idea on sheets

• Report back ideas

• Vote for your favorite 5 things from all the ideas

• These ideas will be used to create guidance for bylaw revision
Next Steps - Close

• Next workshops:
  – February 6 and February 20
  – 6:30 pm

• Next workshop:
  – Bring back some alternative scenarios for comment
  – Visualizations

• Thank you - stay involved